

€820,000

Ref: DL35810

193 sqm

3 bedroom flat with 132 m<sup>2</sup>, 62 m<sup>2</sup> of outdoor area and 2 parking spaces, on the first line of the Douro, Cais do Cavaco...

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Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

## Property Description

3 bedroom flat with 132 m<sup>2</sup>, 62 m<sup>2</sup> of outdoor area and 2 parking spaces, on the first line of the Douro, Cais do Cavaco, Vila Nova de Gaia.

3 bedroom flat, located on the 1st floor, with 132 m<sup>2</sup> of interior area, 62 m<sup>2</sup> of outdoor area, 2 parking spaces and storage, inserted in the most recent residential project to be born in Cais do Cavaco, in Vila Nova de Gaia. Located on the riverfront, this flat enjoys unalterable and absolutely privileged views over the Douro River and Porto.

Signed by the prestigious Saraiva & Associados studio, the development is distinguished by a contemporary and bold architecture, marked by generous terraces and floor-to-ceiling windows that surround the apartments, offering exceptional luminosity, comfort and a permanent relationship with the riverside landscape. Each fraction was carefully designed to enhance the view over the Douro, reinforcing the exclusivity of this unique location.

The project is developed between the city's future natural park, which will be ceded to the Municipality, and the riverfront of Cais do Cavaco, next to the Arrábida Metro station and the future D. Antónia Ferreira Bridge. It is one of the most valued riverside areas and with the highest growth projection, where the scarcity of available land makes each unit a rare opportunity.

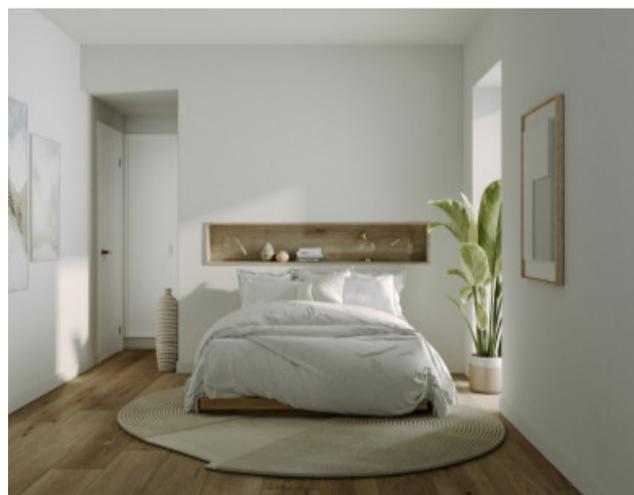
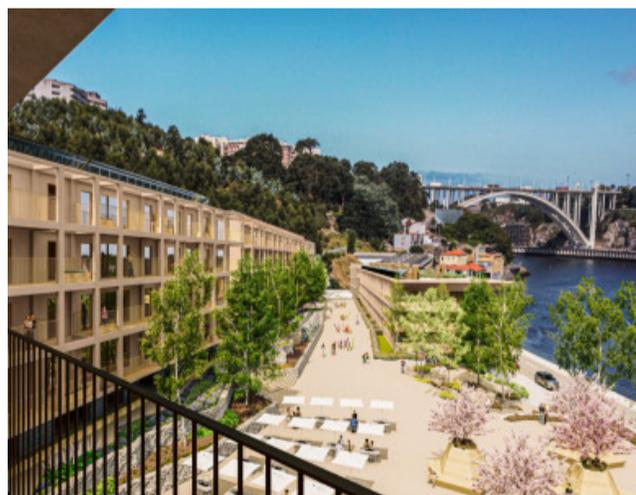
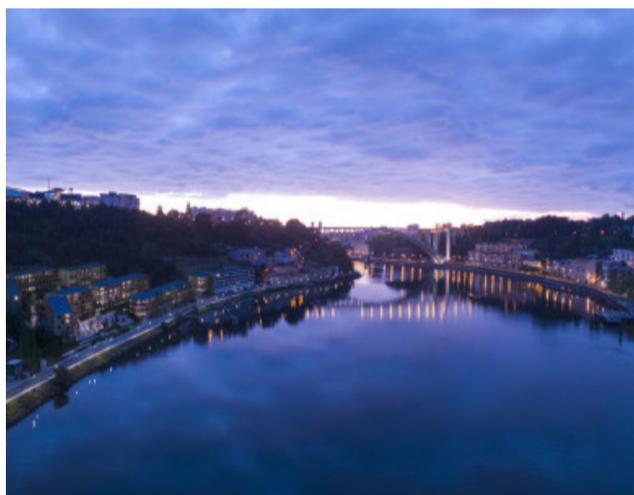
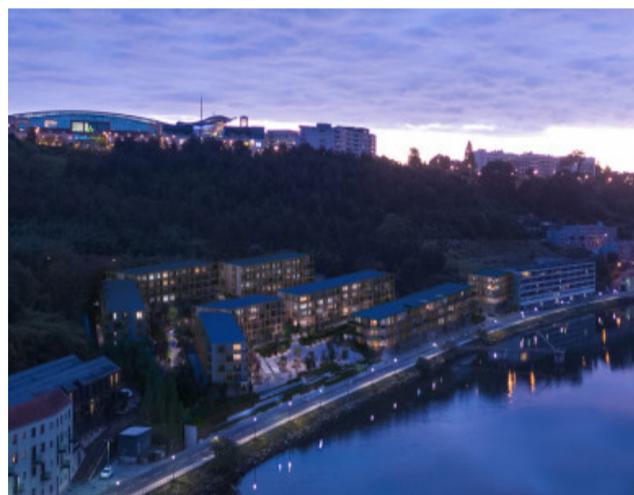
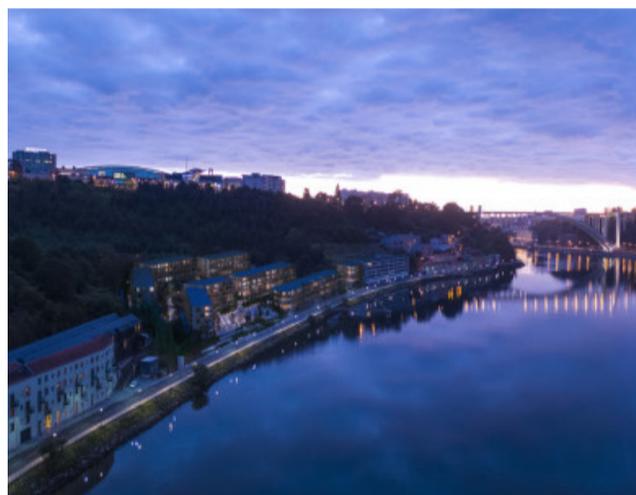
Consisting of eight buildings with up to five floors, the development offers typologies from T1 to T5, all with large terraces, parking and storage rooms. It also incorporates an open-air amphitheatre, wellness areas and a shopping area next to the Douro, designed to promote conviviality, leisure and integration with nature, inspired by the terraces of the Douro.

This flat represents an extraordinary opportunity to live or invest, in a setting where landscape, architecture and location converge in a residential concept of excellence. In Cais do Cavaco, between the river, the green and the city, is one of the most exclusive riverfronts in Vila Nova de Gaia.

Don't miss this opportunity, book your visit now

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# Gallery



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## Additional Details

### Attributes

<b>Status</b> Available	<b>Net Area</b> 193sq m	<b>Gross Area</b> 193sq m
<b>Year Built</b> 2026		

## Site Floorplan

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